

4-2-060 ZONING USE TABLE – USES ALLOWED IN ZONING DESIGNATIONS:

ZONING USE TABLE	RESIDENTIAL ZONING DESIGNATIONS								INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
USES:	RC	R-1	R-4	R-8	RMH	R-10	R-14	RM	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
C. RESIDENTIAL																			
Detached dwelling	P19	P19	P19	P19		P19	P19												
Detached dwelling (existing legal)								P				P			P				
Semi-attached dwelling						P19	P19												
Attached dwellings						P50	P50	P19				P19	P73	P18	P16		P19	P74	P87
Flats or townhouses (existing legal)						P		P					P73						
Flats or townhouses, no greater than 2 units total per building (existing legal)		P	P	P		P		P				P							
Manufactured Homes																			
Manufactured homes					P19														
Manufactured homes, designated	P19	P19	P19	P19	P19	P19	P19												
Mobile homes					P19														
D. OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS																			
Accessory dwelling unit	AD7																		
Accessory dwelling unit	AD7 AD7	AD7 -	AD7 -	AD7 -		AD7 -	AD7 -												
Adult family home	P	P	P	P	P	P	P	P				P			P3				
Caretaker's residence					AC				AC	AC	AC					AC	AC	AC	AC
Congregate residence							AD					P			P3				
Group homes I														H	H3				
Group homes II for 6 or less	AD	P	P	P	P	P	P	P				P			P3		P		
Group homes II for 7 or more		H	H	H	H	H	H	H				P	H	H3			AD		
Home occupations	AC6	AC6	AC6	AC6	AC6	AC6	AC6	AC6				AC6	AC6	AC6	AC6		AC6	AC	AC
Retirement residences		H				AD		P				P			P3	P39	P	P75	P88

4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

A. SUBJECT TO THE FOLLOWING CONDITIONS:

1. Limited to locations within an existing or new golf course or regional park.
2. In addition to the criteria of RMC [4-9-030](#), Conditional Use Permits, the use must be sited in conjunction with a gas station. Size restrictions apply per use in RMC [4-2-120A](#). In the CN Zone, the use is limited to operations enclosed within a building, and sited in conjunction with an existing gas station.
3. These uses shall not be located on the ground floor along street frontage in the "Downtown Pedestrian District." See Downtown Pedestrian District Map in RMC [4-2-080D](#).
4. Existing commercial laundry uses may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of property. Existing commercial laundry uses may not expand beyond their existing building footprint plus abutting easements, loading, or parking areas. Renovations or alterations within the existing building footprint are permitted. Existing commercial laundry uses may add to the height of buildings provided that the height of the building not exceed forty two feet (42'), and that additional height be used for accessory office to support the commercial laundry uses. Existing offsite warehousing uses accessory to existing commercial laundry uses may be continued but may not be expanded beyond their existing building footprint.
5. Professional bed and breakfast houses are only allowed in the RM-U Zone.
6. Subject to the requirements of RMC [4-9-090](#), Home Occupations, with the written approval of the property owner, if tenant occupied.
7. Accessory dwelling units (ADU's) are allowed as an accessory use to a detached single-family dwelling. ADU's shall be subject to the development standards applicable to primary structures and consistent with the character of the single-family dwelling. The property owner shall file an affidavit affirming that the owner will occupy the principal dwelling or the ADU. Additionally, prior to the issuance of building permits the owner shall record a notice on the property title. The notice shall bear the notarized signature of all property owners listed on the property title and include: the legal description of the property, a copy of the approved site/floor plan, and the applicability of the restrictions and limitations regarding ADU's in RMC Title IV.

4-2-110A

DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONING DESIGNATIONS (Primary and Attached Accessory Structures)				
	RC	R-1	R-4	R-8
DENSITY (Net Density in Dwelling Units per Net Acre)				
Minimum Housing Density <i>for proposed short plats or subdivisions</i>	None	None	None	4 dwelling units per net acre. ^{1, 2}
Maximum Housing Density ^{2, 14, 15}	1 dwelling unit per 10 net acres. ⁵	1 dwelling unit per 1 net acre except that in designated Urban Separators, density of up to 1 unit per gross acre may be permitted subject to conditions in RMC 4-3-110 , Urban Separator Overlay. Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065 .	4 dwelling units per 1 net acre. ¹³	8 dwelling units per 1 net acre.
NUMBER OF DWELLING UNITS PER LOT				
Maximum Number <i>per legal lot</i> ²	1 dwelling with 1 accessory unit.	<u>1 dwelling with 1 accessory unit.</u> 1 dwelling unit.	<u>1 dwelling with 1 accessory unit.</u> 1 dwelling unit.	<u>1 dwelling with 1 accessory unit.</u> 1 dwelling unit.
LOT DIMENSIONS				
Minimum Lot Size <i>for lots created after November 10, 2004</i>	10 acres.	1 acre. 10,000 sq. ft. for cluster development. ³	8,000 sq. ft. ^{11, 13} except for small lot clusters ¹⁰ where R-8 standards shall apply.	4,500 sq. ft. for parcels greater than 1 acre. 5,000 sq. ft. for parcels 1 acre or less.
Minimum Lot Width <i>for lots created after November 10, 2004</i>	150 ft. for interior lots. 175 ft. for corner lots.	75 ft. for interior lots. 85 ft. for corner lots. Except for clustered development within designated Urban	70 ft. for interior lots. 80 ft. for corner lots. ^{11, 13} Except for small lot clusters ¹⁰ where R-8 standards shall apply.	50 ft. for interior lots. 60 ft. for corner lots.

		Separators, R-4 standards shall apply for both interior and corner lots.		
Minimum Lot Depth <i>for lots created after November 10, 2004</i>	200 ft.	85 ft.	80 ft. ^{11, 13} except for small lot clusters ¹⁰ where R-8 standards shall apply.	65 ft.
SETBACKS ⁴				
Minimum Front Yard	30 ft. ⁶	30 ft. ⁶	30 ft. ^{6, 12, 13} except for small lot clusters ¹⁰ where R-8 standards shall apply. Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 20 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.	15 ft. ⁶ for primary structure. 20 ft. for attached garages accessed from front or side yard street. Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 10 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.
Minimum Side Yard Along a Street	30 ft. ⁷	20 ft. ⁷	20 ft. ^{12, 13} 15 ft. is allowed in small lot clusters. ¹⁰	15 ft. ⁷ for the primary structure and 20 ft. for attached garages which access from the front or side yard along a street.
Minimum Side Yard	25 ft.	15 ft.	15 combined ft. ^{12, 13} is allowed with a minimum of 5 ft. for any side yard. 5 ft. is allowed in small lot clusters. ¹⁰	5 ft.
Minimum Rear Yard	35 ft.	25 ft.	25 ft. ¹³ 20 ft. is allowed in small lot clusters. ¹⁰	20 ft.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area

	area defined in RMC 4-11-030 .	area defined in RMC 4-11-030 .	area defined in RMC 4-11-030 .	defined in RMC 4-11-030 .
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.
BUILDING STANDARDS				
Maximum Building Height and Number of Stories, except for uses having a "Public Suffix" (P) designation and public water system facilities ⁹	2 stories and 30 ft.	2 stories and 30 ft.	2 stories and 30 ft. for standard roof. 2 stories and 35 ft. for roofs having a pitch greater than 3/12.	2 stories and 30 ft.
Maximum Height for Wireless Communication Facilities	See RMC 4-4-140G .	See RMC 4-4-140G .	See RMC 4-4-140G .	See RMC 4-4-140G .
Maximum Building Coverage (Including <i>p</i> Primary and accessory buildings. <i>Accessory Dwelling Units are not counted toward building coverage</i>)	Lots 5 acres or more: 2%. An additional 5% of the total area may be used for agricultural buildings. Lots 10,000 sq. ft. to 5 acres: 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings. Lots 10,000 sq. ft. or less: 35%.	35%. For public utility facilities the Reviewing Official may modify the building coverage allowance.	Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater. Lots 5,000 sq. ft. or less: 50%. For public utility facilities the Reviewing Official may modify the building coverage allowance.	Lots 5,000 sq. ft. or greater: 35% or 2,500 sq. ft., whichever is greater. Lots less than 5,000 sq. ft.: 50%. For public utility facilities the Reviewing Official may modify the building coverage allowance.
Vertical Facade Modulation			All dwelling units shall provide vertical facade modulation at least every twenty horizontal feet (20'), including front, side and rear facades when visible from a street.	
LANDSCAPING AND OPEN SPACE				

Minimum Off-Site Landscaping Abutting Non-Arterial Public Streets <i>for Plats and Short Plats Submitted on or after November 10, 2004</i>			5 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 5 ft., this shall also be landscaped.	5 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 5 ft., this shall also be landscaped.
Minimum Off-Site Landscaping Abutting Principal, Minor and Collector Arterial Streets <i>for Plats and Short Plats Submitted on or after November 10, 2004</i>			10 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 10 ft., this shall also be landscaped, unless otherwise determined by the reviewing official during the subdivision process.	10 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 10 ft., this shall also be landscaped, unless otherwise determined by the reviewing official during the subdivision process.
Minimum On- or Off-Site Tree Requirements <i>for Plats and Short Plats Submitted on or after November 10, 2004</i>			At least two (2) trees of a City-approved species with a minimum caliper of 1 1/2" per tree shall be planted in the front yard or planting strip of every lot prior to occupancy.	At least two (2) trees of a City-approved species with a minimum caliper of 1 1/2" per tree shall be planted in the front yard or planting strip of every lot prior to occupancy.
EXCEPTIONS				
Pre-Existing Legal Lots	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050 , Critical Areas, can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050 , Critical Areas, can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050 , Critical Areas, can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050 , Critical Areas, can be met.

CRITICAL AREAS				
General	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .
PARKING AND LOADING				
Required Location for Parking				For lots abutting an alley with paved and/or crushed rock surfacing: All parking areas and/or attached or detached garages may not occur in front of the building and/or in the area between the front lot line and the front building line; parking areas and garages must occur at the rear or side of the property, and vehicular access shall be taken from the alley.

(Ord. 4869, 10-23-2000; Amd. Ord. 4963, 5-13-2002; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5153, 9-26-2005; Ord. 5306, 9-17-2007; Ord. 5355, 2-25-2008; Ord. 5383, 6-2-2008; Ord. 5387, 6-9-2008; Ord. 5401, 7-14-2008)

4-2-110B

DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONING DESIGNATIONS (Detached Accessory Structures) ⁵				
	RC	R-1	R-4	R-8
MAXIMUM NUMBER AND SIZE				
General	2 structures – max. 720 sq. ft. per structure, or 1 structure – max. 1,000 sq. ft. In addition, 1 barn or stable – max. 2,000 sq. ft.; provided the lot is 5 acres or more. Accessory structures shall only be allowed on lots in conjunction with a primary residential use.	2 structures – max. 720 sq. ft. per structure, or 1 structure – max. 1,000 sq. ft. In addition, 1 barn or stable – max. 2,000 sq. ft.; provided the lot is 5 acres or more. Accessory structures shall only be allowed on lots in conjunction with a primary residential use.	2 structures – max. 720 sq. ft. per structure, or 1 structure – max. 1,000 sq. ft. Accessory structures shall only be allowed on lots in conjunction with a primary residential use.	2 structures – max. 720 sq. ft. per structure, or 1 structure – max. 1,000 sq. ft. Accessory structures shall only be allowed on lots in conjunction with a primary residential use.
Accessory Dwelling Unit	<u>1 unit per lot of record – 800 sq. ft.¹⁶</u>	<u>1 unit per lot of record – 800 sq. ft.¹⁶</u>	<u>1 unit per lot of record – 800 sq. ft.¹⁶</u>	<u>1 unit per lot of record – 800 sq. ft.¹⁶</u>
MAXIMUM FLOOR AREA				
General	The total floor area of all accessory buildings shall not be greater than the floor area of the primary residential use. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District ¹⁷ .	The total floor area of all accessory buildings shall not be greater than the floor area of the primary residential use. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District ¹⁷ .	The total floor area of all accessory buildings shall not be greater than the floor area of the primary residential use. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District ¹⁷ .	The total floor area of all accessory buildings shall not be greater than the floor area of the primary residential uses. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District ¹⁷ .
HEIGHT				
Maximum Building Height and Number of Stories except for Public uses having a “Public Suffix” (P)	Accessory structures-building – 15 ft. <u>Accessory dwelling units – 2 stories and 30 ft.</u> Animal husbandry or agricultural related structures	Accessory structures-building – 15 ft. <u>Accessory dwelling units – 2 stories and 30 ft.</u> Animal husbandry or agricultural related structures –	Accessory structures-building – 15 ft. and 1 story. <u>Accessory dwelling units – 2 stories and 30 ft for standard roof. 2 stories and 35 ft. for roofs having a pitch greater</u>	Accessory structures-building – 15 ft. and 1 story. <u>Accessory dwelling units – 2 stories and 30 ft.</u> Animal husbandry related structures – 2 stories and 30 ft.

designation ^{8,9}	– 2 stories and 30 ft.	2 stories and 30 ft.	<u>than 3/12.</u> Animal husbandry related structures – 2 stories and 30 ft.	
MINIMUM SETBACKS				
General	6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached. Stables, and other animal husbandry related structures see RMC 4-4-010 . Agricultural related structures – 50 ft. from any property line.	6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached. Stables, and other animal husbandry related structures see RMC 4-4-010 . Agricultural related structures – 50 ft. from any property line.	6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached. Stables, and other animal husbandry related structures see RMC 4-4-010 .	6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached. Stables, and other animal husbandry related structures see RMC 4-4-010 .
Side Yards	<u>Accessory building - 5 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. <u>Accessory dwelling units – 25 ft.</u>	<u>Accessory building - 3 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. <u>Accessory dwelling units – 15 ft.</u>	<u>Accessory building - 3 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. <u>Accessory dwelling units – 15 combined ft.^{12, 13} is allowed with a minimum of 5 ft. for any side yard. For small lot clusters 5 ft. is allowed¹⁰.</u>	<u>Accessory building - 3 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. <u>Accessory dwelling units – 5 ft.</u>
Rear Yards	<u>Accessory building - 5 ft.</u> , except that garages, carports, and parking areas must be set back from the rear property lines a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or on improved rights-of-way, where parking is accessed from the rear of the lot. <u>Accessory dwelling units – shall be determined through administrative review, to be no less than 5 ft and no greater 35 ft.</u>	<u>Accessory building - 3 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or on improved rights-of-way, where parking is accessed from the rear of the lot. <u>Accessory dwelling units – shall be determined through administrative review, to be no less than 5 ft and no greater 25</u>	<u>Accessory building - 3 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or on improved rights-of-way, where parking is accessed from the rear of the lot. <u>Accessory dwelling units – shall be determined through administrative review, to be no less than 5 ft and no greater 25</u>	<u>Accessory building - 3 ft.</u> unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or on improved rights-of-way, where parking is accessed from the rear of the lot. <u>Accessory dwelling units – shall be determined through administrative review, to be no less than 5 ft and no greater 20</u>

		<u>ft.</u>	<u>ft.</u>	<u>ft.</u>
Front Yard/Side Yard Along Streets	Accessory structures are not permitted within required front yards or side yards along streets.	Accessory structures are not permitted within required front yards or side yards along streets.	Accessory structures are not permitted within required front yards or side yards along streets.	Accessory structures are not permitted within required front yards or side yards along streets.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .
PARKING				
General	See RMC 4-4-080 .	See RMC 4-4-080 .	See RMC 4-4-080 .	See RMC 4-4-080 .
CRITICAL AREAS				
General	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .

4-2-110D**CONDITIONS ASSOCIATED WITH
DEVELOPMENT STANDARDS TABLE FOR
SINGLE FAMILY RESIDENTIAL ZONING DESIGNATIONS**

1. a. Phasing, shadow platting, or land reserves may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development.
- b. In the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived by the Reviewing Official.
2. Use-related provisions are not variable. Use-related provisions that are not eligible for a variance include: building size, units per structure/lot, or densities. Unless bonus size or density provisions are specifically authorized, the modification of building size, units per structure, or densities requires a legislative change in the code provisions and/or a Comprehensive Plan amendment/rezone.
3. Clustering is allowed to meet objectives such as preserving significant natural features, providing neighborhood open space, or facilitating the provision of sewer service. Within designated urban separators, clustering is required, consistent with the provision of RMC [4-3-110](#), Urban Separator Overlay Regulations.
 - a. The maximum net density requirement shall not be exceeded except that within urban separators a density bonus may be granted allowing the total density to achieve one dwelling unit per gross contiguous acre for projects that meet the following criteria:
 - (i) Provision of native vegetation cover on sixty-five percent (65%) of the gross area of all parcels in the land use action, including both the area within and outside the open space corridor, with either existing or new vegetative cover, and at least one of the following additional criteria:
 - (A) Enhancement of wetlands is provided at a ratio of one-half (1/2) acre enhanced for one acre delineated within the urban separator pursuant to RMC [4-3-050M12b](#), Evaluation Criteria, and RMC [4-3-050M12c](#), Wetlands Chosen for Enhancement. Enhancement proposed for a density bonus may not also be used for a mitigation for other wetland alterations.
 - (B) Legal nonconforming uses are removed from the site and/or brought into conformance with Renton standards.
 - (C) Natural surface pedestrian trails, with public access, are provided as part of an adopted trail system or, where there is no planned trail system, in a configuration approved by the Reviewing Official.
 - (D) In the absence of either wetlands or legal nonconforming uses on the site, public access and trails shall be required to the satisfaction of the Reviewing Official.
 - (ii) Parcels within the urban separator may be combined into larger contiguous holdings to allow platting to achieve bonus density; however, existing legal lots shall not be reduced in land area for the purpose of transferring density unless such lots are included in a proposed plat.
 - b. The area of individual lots shall not be less than ten thousand (10,000) square feet.
4. Allowed Projections into Setbacks:
 - a. **Fireplace Structures, Windows:** Fireplace structures, bay or garden windows, enclosed stair landings, and similar structures as determined by the Zoning Administrator may project twenty four inches (24") into any setback; provided, such projections are:
 - (i) Limited to two (2) per facade.
 - (ii) Not wider than 10'.

b. **Fences:** See RMC [4-4-040](#).

c. **Steps and Decks:** Uncovered steps and decks not exceeding eighteen inches (18") above the finished grade may project to any property line. Uncovered steps and decks having no roof covering and not exceeding forty two inches (42") high may be built within the front yard setback.

d. **Eaves:** Eaves and cornices may project up to twenty four inches (24") into any required setback.

5. In order to be considered detached, a structure must be sited a minimum of six feet (6') from any residential structure.

6. A front yard setback of less than typically allowed is permitted if equal to or greater than the average of the front yard setback of the existing, abutting primary structures; however, in no case shall a minimum setback of less than twenty feet (20') be allowed for garages which access from the front yard street(s).

7. For pre-existing legal lots having less than the minimum lot width required by this Section, the following chart shall apply for determining the required minimum side yard width along a street:

WIDTH OF EXISTING, LEGAL LOT	MINIMUM SIDE YARD WIDTH ALONG A STREET
RC ZONE	
150 feet or less	25 ft.
R-1 ZONE	
Less than or equal to 50 ft.	10 ft.
50.1 to 51 ft.	11 ft.
51.1 to 52 ft.	12 ft.
52.1 to 53 ft.	13 ft.
53.1 to 54 ft.	14 ft.
54.1 to 55 ft.	15 ft.
55.1 to 56 ft.	16 ft.
56.1 to 57 ft.	17 ft.
57.1 to 58 ft.	18 ft.
58.1 to 59 ft.	19 ft.
59.1 and greater	20 ft.
R-4 or R-8 ZONE	
Less than or equal to 50 ft.	10 ft.
50.1 to 52 ft.	11 ft.
52.1 to 54 ft.	12 ft.
54.1 to 56 ft.	13 ft.
56.1 to 58 ft.	14 ft.
58.1 or greater	15 ft.

However, in no case shall a structure over forty two inches (42") in height intrude into the twenty-foot (20') clear vision area defined in RMC [4-11-030](#).

8. In no case shall building height exceed the maximum allowed by the Airport Related Height and Use Restrictions, for uses located within the Federal Aviation Administration Airport Zones designated under RMC [4-3-020](#).

9. Public facilities are allowed the following height bonus:

- a. Water towers/reservoirs are permitted up to a maximum height of one hundred seventy-five feet (175') to the highest point of the reservoir.
- b. Water treatment facilities and pump stations are allowed up to fifty feet (50') subject to site plan review. The Reviewing Official may modify setback standards to increase setbacks as part of the site plan review approval.
- c. Public utility facilities exceeding 50 feet (50') in height shall be treated with public art consistent with RMC [4-9-160](#). Such public art shall be eligible for one percent (1%) for art funding and shall be reviewed by the Renton Municipal Arts Commission.
- d. Structures on Public Suffix (P) properties are permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if "pitched roofs," as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures.

In addition, the height of a publicly owned structure may be increased as follows:

- i. When abutting a public street, one additional foot of height for each additional one and one-half feet (1-1/2') of perimeter building setback beyond the minimum street setback required; or
- ii. When abutting a common property line, one additional foot (1') of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line.

10. Small lot clusters of up to a maximum of fifty (50) lots shall be allowed within the R-4 zone, when at least thirty percent (30%) of the site is permanently set aside as "significant open space." Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone. The percentage of open space required may be reduced by the reviewing official to twenty percent (20%) of the site when:

- a. Public access is provided to open space; and
- b. Soft surface trails are provided within wetland buffers; and
- c. Storm water ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation.

All portions of a site that are not dedicated to platted single family lots or a dedicated right-of-way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC [4-4-130H](#).

Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity.

Such tracts may be included in contiguous open space for the purposes of qualifying for small lot clustered development.

Where trees are removed, they shall be replaced in accordance with RMC [4-4-130H](#).

11. Lot size, width, and depth may be reduced by the Reviewing Official when, due to lot configuration or access, four (4) dwelling units per net acre cannot be achieved. The reduction shall be the minimum needed to allow four (4) dwelling units per net acre and shall be limited to the following minimum dimensions:

Lot size – seven thousand two hundred (7,200) sq. ft.

Lot width – sixty feet (60').

Lot depth – seventy feet (70').

12. When lot size is reduced for the purpose of achieving maximum density, setbacks may also be reduced by the Reviewing Official. Setback reductions shall be limited to the following:

Front – twenty feet (20').
Side yard along a street – fifteen feet (15') primary structure, twenty feet (20') attached garage with access from the side yard.

Side – Minimum side yard combined setback – fifteen feet (15').

Minimum for one yard – five feet (5').

13. For properties vested with a complete plat application prior to November 10, 2004, and for the Mosier II, Maplewood East and Anthone, the following standards apply. Vested plats must be developed within five (5) years of preliminary plat approval and/or annexation.

Maximum density – five (5) dwelling units per net acre.

Minimum lot size – seven thousand two hundred (7,200) sq. ft.

Minimum lot width – sixty feet (60') for interior lots, seventy feet (70') for corner lots.

Minimum lot depth – seventy feet (70').

Minimum front yard – fifteen feet (15') for the primary structure, twenty feet (20') for an attached or detached garage. For a unit with alley access garage, the front yard setback for the primary structure may be reduced to ten feet (10') if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.

Minimum side yard along a street – fifteen feet (15').

Minimum side yard – five feet (5').

Minimum rear yard – twenty five feet (25').

14. Covenants filed as part of any final plat shall establish that future division of land within the plat must be consistent with the maximum density requirements as measured within the plat as a whole as of the time of future division.

15. Accessory dwelling units shall not be included in density calculations.

16. The square foot calculation shall not include porches, exterior stairs, or garages.

17. The lot coverage of accessory dwelling units shall not be calculated towards maximum building coverage.

(Amd. Ord. 4963, 5-13-2002; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5153, 9-26-2005; Ord. 5306, 9-17-2007; Ord. 5355, 2-25-2008; Ord. 5383, 6-2-2008)

4-2-110F

DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (Primary and Attached Accessory Structures)			
	R-10	R-14	RM
DENSITY (Net Density in Dwelling Units Per Net Acre)			
Minimum Housing Density ^{4,13, 25}	<p>For parcels over 1/2 gross acre: 4 units per net acre for any subdivision or development.^{4,13}</p> <p>Minimum density requirements shall not apply to: a) the renovation or conversion of an existing structure, or b) the subdivision, and/or development of a legal lot 1/2 gross acre or less in size as of March 1, 1995.</p>	<p>10 units per net acre.^{4,13}</p> <p>Minimum density requirements shall not apply to the renovation of an existing structure.</p>	<p>For any subdivision, and/or development:^{4,13}</p> <p>“U” suffix:¹⁰ 25 units per net acre.</p> <p>“T” suffix:¹⁰ 14 units per net acre.</p> <p>“F” suffix: 10 units per net acre.</p> <p>Minimum density requirements shall not apply to the renovation or conversion of an existing structure.</p>
Maximum Housing Density ²⁵	<p>For developments or subdivisions including attached or semi-attached dwellings: 10 dwelling units per net acre.⁴</p> <p>Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065.</p>	<p>For developments or subdivisions: 14 dwelling units per net acre, except that density of up to 18 dwelling units per acre may be permitted subject to conditions in RMC 4-9-065, Density Bonus Review.⁴</p> <p>Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065.</p> <p>Affordable housing bonus: Up to 30 dwelling units per acre may be permitted on parcels a minimum of two acres in size if 50% or more of the proposed dwelling units are affordable to low income households with incomes at or below 50% of the area median income.</p>	<p>For any subdivision and/or development:⁴</p> <p>“U” suffix: 75 units per net acre.^{10, 24}</p> <p>“T” suffix: 35 units per net acre.¹⁰</p> <p>“F” suffix: 20 units per net acre.</p> <p>Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065.</p>
PLATS OR SHADOW PLATS			
General	<p>Uses shall be developed on a “legal lot.” For the purposes of this subsection, “legal lot” means: a lot created through the subdivision process, or created through another mechanism which creates individual title for the residential building and any associated private yards.</p> <p>If title is created through another mechanism other than a subdivision, the development application shall be accompanied by a shadow plat and, if applicable, phasing or land reserve plan.¹⁸</p> <p>Covenants shall be filed as part of a final plat in order to address the density and unit mix requirements of the zone.</p>	<p>All Uses:</p> <p>Uses may be developed on either: a) properties which are platted through the subdivision process; or b) properties which are to remain unplatted.</p> <p>For properties which are to remain unplatted, the development application shall be accompanied by a shadow plat and, if applicable, phasing or land reserve plan. For purposes of this zone, “lot” shall mean legal platted lot and/or equivalent shadow platted land area.¹⁸</p> <p>Covenants shall be filed as part of a final plat in order to address the density and unit mix requirements of the zone.</p>	NA

DWELLING UNIT MIX			
General	<p>Existing development: None required.</p> <p>For parcels which are a maximum size of 1/2 acre as of the effective date hereof (March 1, 1995): None required.</p> <p>Full subdivisions and/or development on parcels greater than 1/2 acre, excluding short plats: A minimum of 50% to a maximum of 100% of detached or semi-attached dwelling units. A minimum of one detached or semi-attached dwelling unit must be provided for each attached dwelling unit (e.g., townhouse or flat) created within a proposed development. A maximum of 4 units may be consecutively attached.⁴</p>	<p>A minimum of 50% to a maximum of 100% of permitted units shall consist of detached, semi-attached or up to 3 consecutively attached townhouses. Up to 4 townhouse units may be consecutively attached if provisions of RMC 4-9-065, Density Bonus Review, are met.</p> <p>A maximum of 50% of the permitted units in a project may consist of:</p> <p>4 to 6 consecutively attached townhouses;</p> <p>Flats;</p> <p>Townhouses/flats in one structure.</p> <p>Provided that buildings shall not exceed 6 dwelling units per structure, except as provided in RMC 4-9-065, Density Bonus Review.</p>	NA
NUMBER OF DWELLING UNITS PER LOT			
General	<p>Only 1 residential building (e.g., detached dwelling, semi-attached dwelling, townhouse, flat, etc.) with a maximum of 4 residential units and associated accessory structures for that building shall be permitted on a legal lot except for residential buildings legally existing at the effective date hereof. For the purposes of this subsection, "legal lot" means a lot created through the subdivision process, or through another mechanism which creates individual title for the residential building and any associated private yards (e.g., condominium).⁴</p> <p><u>Detached single-family dwellings are allowed 1 accessory dwelling unit.</u></p>	<p>1 residential structure and associated accessory buildings for that structure shall be permitted per lot, except for residential buildings legally existing at the date of adoption of this Section.⁴</p> <p><u>Detached single-family dwellings are allowed 1 accessory dwelling unit.</u></p>	NA
LOT DIMENSIONS			
Minimum Lot Size for lots created after July 11, 1993	<p>Density requirements shall take precedence over the following minimum lot size standards.</p> <p>For parcels which exceed 1/2 acre in size:</p> <p>Detached and semi-attached dwelling units: 3,000 sq. ft. per dwelling unit.</p> <p>Attached townhouse dwelling units: 2,000 sq. ft. per dwelling unit.</p> <p>2 flats: 5,000 sq. ft. per structure.</p> <p>3 flats: 7,500 sq. ft. per structure.</p> <p>4 flats: 10,000 sq. ft. per structure.</p> <p>For parcels that are 1/2 acre or less in size as of March 1, 1995: No minimum lot size</p>	<p>Residential Uses:</p> <p>Detached or semi-attached units: 5,000 sq. ft.</p> <p>Up to 3 Townhouse Units Consecutively Attached:</p> <p>Attached exterior/end unit: 2,500 sq. ft.</p> <p>Attached interior/middle unit: 2,000 sq. ft.</p> <p>Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations:</p> <p>Attached exterior/end townhouse unit: 2,000 sq. ft.</p> <p>Attached interior/middle townhouse unit or flats: 1,800 sq. ft.</p> <p>Commercial or Civic Uses: None.</p>	None

	requirement when they are subsequently subdivided. Density requirements shall apply.		
Minimum Lot Width for lots created after July 11, 1993	Detached or semi-attached dwellings: Interior lots: 30 ft. Corner lots: 40 ft. Townhouses: 20 ft. ¹⁹ Flats: 50 ft.	Residential Uses: Detached or semi-attached: 30 ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/end townhouse unit: 25 ft. Attached interior/middle townhouse unit: 20 ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/interior townhouse unit: 20 ft. Flats: 50 ft.	"T" suffix: 14 ft. All other suffixes: 50 ft.
Minimum Lot Depth for lots created after July 11, 1993	55 ft. ¹⁹	Residential Uses: Detached or semi-attached: 50 ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/interior townhouse unit: 45 ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/interior townhouse unit: 40 ft. Flats: 35 ft.	65 ft.
SETBACKS⁸			
Minimum Front Yard	Along streets existing as of March 1, 1995: 20 ft. ^{9,20} Along streets created after March 1, 1995: 10 ft. for the primary structure and 20 ft. for attached garages which access from the front yard street(s). ²⁰	Residential Uses: Detached and semi-attached units with parking access provided from the front: 10 ft. for the primary structure and 20 ft. for attached or detached garage unit. ²⁰ Detached and semi-attached units with parking access provided from the rear via street or alley: 10 ft. ²⁰ Attached units, and their accessory structures with parking provided from the front: 10 ft. for the primary structure and 20 ft. for attached or detached garage unit. ²⁰ Attached units and their accessory structures with parking provided from the rear via street or alley: 10 ft. ²⁰ Commercial or Civic Uses: 10 ft. – except when abutting ¹⁵ or adjacent ¹⁴ to residential development then 15 ft. ²⁰	"U" suffix: 5 ft. ^{1,2} "T" suffix: 5 ft. "F" suffix: 20 ft.
Minimum Side Yard Along a Street	10 ft. for a primary structure, and 20 ft. for attached garages which access from the side yard street. ²⁰	Residential Uses: 10 ft. for a primary structure, and 18 ft. for attached garages which access from the side yard street. ²⁰	"U" and "T" suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft. All other suffixes with lots over 50 ft. in width: 20 ft.
Minimum Side Yard	Detached dwellings: 5 ft. ^{3,20} Semi-Attached and Attached Units: 5 ft. for the unattached side(s) ²⁰ of the structure. 0 ft. for the attached side(s).	Residential Uses: Detached and semi-attached primary structures: 5 ft. ²⁰ Attached townhouses, flats over 3 units and	"T" suffix – Attached Units: A minimum of 3 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s). Standard Minimum Setbacks for all other

	Abutting RC, R-1, R-4 or R-8: ¹⁵ 25 ft. interior side yard setback for all structures containing 3 or more attached dwelling units on a lot. ²⁰	their accessory structures: 5 ft. on both sides. 10 ft. when the lot is adjacent ¹⁴ to a lower intensity residentially zoned property. ²⁰ Attached accessory structures: None required. ²⁰ Commercial or Civic Uses: None – except when abutting ¹⁵ or adjacent ¹⁴ to residential development – 15 ft. ²⁰	suffixes: Minimum setbacks for side yards: ²² Lot width: less than or equal to 50 ft. – Yard setback: 5 ft. Lot width: 50.1 to 60 ft. – Yard setback: 6 ft. Lot width: 60.1 to 70 ft. – Yard setback: 7 ft. Lot width: 70.1 to 80 ft. – Yard setback: 8 ft. Lot width: 80.1 to 90 ft. – Yard setback: 9 ft. Lot width 90.1 to 100 ft. – Yard setback: 10 ft. Lot width 100.1 to 110 ft. – Yard setback: 11 ft. Lot width: 110.1+ ft. – Yard setback: 12 ft. Additional Setbacks for Structures Greater than 2 Stories: The entire structure shall be set back an additional 1 ft. for each story in excess of 2 up to a maximum cumulative setback of 20 ft. Special side yard setback for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10: ¹⁵ 25 ft. along the abutting side(s) of the property.
Minimum Rear Yard	Unit with Attached Street Access Garage: 15 ft. However, if the lot abuts a lot zoned RC, R-1, R-4, or R-8, a 25 ft. setback shall be required of all attached dwelling units. ²⁰ Unit with Attached Alley Access Garage: 3 ft. provided that the garage must be set back a sufficient distance to provide a minimum of 24 ft. of back-out room, counting alley surface. If there is occupiable space above an attached garage with alley access, the minimum setback for the occupiable space shall be the same as the minimum setback for the unit with attached alley access garage. ²⁰	Residential Uses with Street Access Garage: 15 ft. ²⁰ Residential Uses with Attached Alley Access Garage: 3 ft. provided that the garage must be set back a sufficient distance to provide a minimum of 24 ft. of back-out room, counting alley surface. If there is occupiable space above an attached garage with alley access, the minimum setback for the occupiable space shall be the same as the minimum setback for the unit with attached alley access garage. ²⁰ Commercial or Civic Uses: None – except when abutting ¹⁵ or adjacent ¹⁴ to residential development then 15 ft. ²⁰	“U” suffix: 5 ft., ^{1,2} unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft. “T” suffix: 5 ft. “F” suffix: 15 ft.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.
BUILDING STANDARDS			
Maximum Number of Stories and Maximum Building Height, except for Public uses having a “Public Suffix” (P) designation. ^{7,21}	2 stories and 30 ft. in height.	Residential Uses: 2 stories and 30 ft. See RMC 4-9-065 . Density Bonus Review. Commercial Uses: 1 story and 20 ft. Civic Uses: 2 stories.	“U” suffix: 50 ft./5 stories. “T” suffix: 35 ft./3 stories. “F” suffix: 35 ft./3 stories. ^{5,6}

Maximum Height for Wireless Communication Facilities	See RMC 4-4-140G .	See RMC 4-4-140G .	See RMC 4-4-140G .
Building Location	NA	<p>Residential Uses: Dwellings shall be arranged in a manner which creates a neighborhood environment. Residential units and any associated commercial development within an overall development shall be connected through organization of roads, blocks, yards, central places, pedestrian linkage and amenity features. Front facades of structures shall address the public street, private street or court by providing: – a landscaped pedestrian connection; and – an entry feature facing the front yard. Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.</p>	NA
Building Design	NA	<p>Residential Uses: Architectural design shall incorporate: a) Variation in vertical and horizontal modulation of structural facades and roof lines among individual attached dwelling units (e.g., angular design, modulation, multiple roof planes), and b) private entry features which are designed to provide individual ground-floor connection to the outside for detached, semi-attached, and townhouse units. Commercial or Civic Uses: Structures shall be: a) Designed to serve as a focal point for the residential community; and b) compatible with architectural character and site features of surrounding residential development and characteristics; and c) designed to include a common motif or theme; and d) pedestrian oriented through such measures as: pedestrian walkways, pedestrian amenities and improvements which support a variety of modes of transportation (e.g., bicycle racks). Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.</p>	<p>“U” suffix: Modulation of vertical and horizontal facades is required at a minimum of 2 ft. at an interval of a minimum offset of 40 ft. on each building face. “U” and “T” suffixes: See RMC 4-3-100 for Urban Center Design Overlay Regulations.</p>
Project Size Limitations	NA	<p>Civic Uses: The maximum lot area dedicated for civic uses shall be limited to 10% of the net developable area of a property. Building size shall be limited to 3,000 sq. ft. of gross floor area, except that by Hearing Examiner conditional use</p>	NA

		<p>permit civic uses may be allowed to be a maximum of 5,000 sq. ft. for all uses.⁴</p> <p>Commercial Uses: The maximum area dedicated for all commercial uses shall be limited to 10% of the net developable portion of a property. Building size shall be limited to 3,000 sq. ft. of gross floor area.⁴</p> <p>Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.</p>	
Maximum Building Length	NA	<p>Up to 3 Consecutively Attached Townhouses: Building length shall not exceed 85 ft., unless otherwise granted per RMC 4-9-065, Density Bonus Review.</p> <p>Over 3 Consecutively Attached Townhouses; Flats; Townhouses/Flats in One Structure: Shall not exceed 115 ft. in length, unless otherwise granted per RMC 4-9-065, Density Bonus Review.</p>	NA
Maximum Building Coverage. <i>Accessory Dwelling Units are not counted toward building coverage</i>	Detached or semi-attached units: 70%. Flats or townhouses: 50%.	50%.	<p>“U” suffix: 75%. “T” suffix: 75%. “F” suffix: 35%. A maximum coverage of 45% may be obtained through the Hearing Examiner site development plan review process.</p>
Maximum Impervious Surface Area	Detached or semi-attached units: 75%. Flats or townhouses: 60%.	NA	<p>“U” and “T” suffixes: 85%. All other suffixes: 75%.</p>
LANDSCAPING			
General	Setback areas shall be landscaped, excluding driveways and walkways except for detached, semi-attached, or 2 attached residential units.	<p>Residential Uses: The entire front setback, excluding driveways and an entry walkway, shall be landscaped.</p> <p>Commercial or Civic Uses: Lots abutting public streets shall be improved with a minimum 10 ft. wide landscaping strip.¹⁶ Lots abutting¹⁵ residential property(ies) zoned RC, R-1, R-4, R-8, R-10 or R-14 shall be improved along the common boundary with a minimum 15 ft. wide landscaped setback and a sight-obscuring solid barrier wall.¹⁷</p> <p>Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100.</p>	<p>Setback areas shall be landscaped, unless otherwise determined through the site development plan review process.²³ For RM-U, the landscape requirement does not apply in the Downtown Core (see RMC 4-2-080C), or if setbacks are reduced.¹ If abutting¹⁵ a lot zoned RC, R-1, R-4, R-8, or R-10, then a 15 ft. landscape strip shall be required along the abutting portions of the lot.¹⁷</p>
SCREENING			
Surface Mounted or	See RMC 4-4-095 .	See RMC 4-4-095 .	See RMC 4-4-095 .

Roof Top Equipment, or Outdoor Storage			
Recyclables and Refuse	See RMC 4-4-090 .	See RMC 4-4-090 .	See RMC 4-4-090 .
DUMPSTER/RECYCLING COLLECTION AREA			
Minimum Size and Location Requirements	See RMC 4-4-090 .	See RMC 4-4-090 .	See RMC 4-4-090 .
PARKING AND LOADING			
General	See RMC 4-4-080 .	See RMC 4-4-080 . Commercial/Civic: Parking areas abutting residential development shall be screened with a solid barrier fence and/or landscaping.	All suffixes: See RMC 4-4-080 .
Required Location for Parking	For any unit, required parking shall be provided in the rear yard area when alley access is available. For flats, when alley access is not available, parking should be located in the rear yard, side yard or underground, unless it is determined through the modification process for site development plan exempt proposals or the site development plan review process for non-exempt proposals, that parking may be allowed in the front yard or that under building parking (ground level of a residential structure) should be permitted.	For any unit, required parking shall be provided in the rear yard area when alley access is available. When alley access is not available, parking shall be located in the rear yard, side yard or underground, unless it is determined through the modification process for site development plan exempt proposals or the site development plan review process for non-exempt proposals, that front access under building parking (ground level of a residential structure) should be permitted. Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100 .	“U” and “T” suffixes: For lots abutting an alley: all parking shall be provided in the rear portion of the yard, and access shall be taken from the alley. For lots not abutting an alley: no portion of covered or uncovered parking shall be located between the primary structure and the front property line. Parking structures shall be recessed from the front facade of the primary structure a minimum of 2 ft. “F” suffixes: Surface parking is permitted in the side and rear yard areas only.
SIGNS			
General	See RMC 4-4-100 .	See RMC 4-4-100 .	See RMC 4-4-100 .
CRITICAL AREAS			
General	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .
SPECIAL DESIGN STANDARDS			
General	Street Patterns: Nonmeandering street patterns and the provision of alleys (confined to side yard or rear yard frontages) shall be the predominant street pattern in any subdivision permitted within this zone; provided, that this does not cause the need for lots with front and rear street frontages or dead-end streets. Cul-de-sacs shall be allowed when required to provide public access to lots where a through street cannot be provided or where topography or sensitive areas necessitate them.	Additional Requirements for Uses in the Center Village Comprehensive Plan Land Use Designation: See urban design regulations in RMC 4-3-100 .	Properties abutting ¹⁵ a less intense residential zone may be required to incorporate special design standards (e.g., additional landscaping, larger setbacks, facade articulation, solar access, fencing) through the site development plan review process. Properties abutting ¹⁵ a designated “focal center,” as defined in the City’s Comprehensive Plan, may be required to provide special design features similar to those listed above through the site development plan review process.
EXCEPTIONS			

Pre-Existing Legal Lots	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings or the existence of a single family dwelling or two attached dwellings, existing as of March 1, 1995, on a pre-existing legal lot; provided, that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050 , Critical Areas, and other provisions of the Renton Municipal Code can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot; provided, that all density, setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050 , Critical Areas, and other provisions of the Renton Municipal Code can be met.	Nothing herein shall be determined to prohibit the construction of attached dwellings having no more than two units in the structure, and its accessory buildings on a pre-existing legal lot; provided, that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050 , Critical Areas, and other provisions of the Renton Municipal Code can be met.
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(Ord. 4736, 8-24-1998; Ord. 4773, 3-22-1999; Ord. 4788, 7-19-1999; Amd. Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4985, 10-14-2002; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004; Ord. 5286, 5-14-2007; Ord. 5387, 6-9-2008)

4-2-110G

DEVELOPMENT STANDARDS FOR MULTIFAMILY RESIDENTIAL ZONING DESIGNATIONS (Detached ¹² Accessory Structures)			
	R-10	R-14	RM
MAXIMUM NUMBER AND SIZE			
General	2 structures, up to a maximum of 720 sq. ft. for each building, or 1 structure up to a maximum of 1,000 sq. ft. The total floor area of all accessory buildings shall not be greater than the floor area of the residential uses. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District ²⁷ . Accessory structures shall only be allowed on lots in conjunction with a primary residential use.	1 per residential unit. Maximum of 400 sq. ft. and less than the floor area of the principal unit. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District ²⁷ . Accessory structures shall only be allowed on lots in conjunction with a primary use.	The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of this Zoning District. Accessory structures shall only be allowed on lots in conjunction with a primary use.
<u>Accessory Dwelling Unit</u>	<u>1 unit per lot of record – 800 sq. ft.²⁶</u>	<u>1 unit per lot of record – 800 sq. ft.²⁶</u>	<u>N/A</u>
LOCATION			
General	NA	Garages and carports shall only have access from the alley when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard and set back from the front of the primary structure by a minimum of 10 feet.	“U” suffixes: Garages and carports shall only have access from the alley when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard.
HEIGHT			
Maximum Number of Stories and Maximum Building Height ²¹	<u>Accessory building - 1 story and 15 ft.</u> <u>Accessory dwelling unit- 2 stories and 30 ft.</u>	<u>Accessory building - 15 ft.</u> <u>Accessory dwelling unit- 2 stories and 30 ft.</u>	25 ft. except in the RM-U District where the maximum height shall be determined through the site plan review process.
SETBACKS ⁸			
Minimum Front Yard	Not allowed within the required front	Not allowed within the required front yards or	Not allowed within the required front

	yards or side yards along streets.	side yards along streets.	yards or side yards along streets.
Minimum Side Yard	<u>Accessory building</u> - 3 ft. unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ¹¹ <u>Accessory dwelling unit – 5 ft.</u> ^{3, 20}	<u>Accessory building</u> - Side Yard: None required. <u>Accessory dwelling unit – 5 ft.</u> ^{3, 20}	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ¹¹
Minimum Rear Yard	<u>Accessory building</u> - 3 ft. unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property line a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ¹¹ <u>Accessory dwelling units – shall be determined through administrative review, to be no less than 5 ft and no greater 10 ft.</u>	<u>Accessory building</u> - 3 ft. unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages and carports must provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. <u>Accessory dwelling units – shall be determined through administrative review, to be no less than 5 ft and no greater 10 ft.</u>	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Garages, carports and parking areas must be set back from the rear property lines a sufficient distance to provide a minimum of 24 ft. of back-out room, either on-site or counting improved alley surface or other improved right-of-way surface. ²²
Special Setbacks for Animal Husbandry Related Structures	See RMC 4-4-010 .	NA	NA
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030 .
CRITICAL AREAS			
General	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .	See RMC 4-3-050 and 4-3-090 .

(Ord. 4736, 8-24-1998; Ord. 4788, 7-19-1999; Amd. Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4999, 1-13-2003; Ord. 5286, 5-14-2007)

4-2-110H

**CONDITIONS ASSOCIATED WITH
DEVELOPMENT STANDARDS TABLE FOR
MULTI-FAMILY RESIDENTIAL ZONING DESIGNATIONS**

1. Front and rear setbacks in the RM-U Zone may be reduced to zero feet (0') by the Reviewing Official during the site development plan review process provided the applicant demonstrates that the project will provide a compensatory amenity such as an entryway courtyard, private balconies or enhanced landscaping.
2. If the structure located in the RM-U Zone exceeds four (4) stories in height, a fifteen foot (15') front setback from the property line shall be required of all portions of the structure which exceed four (4) stories. This requirement may be modified by the Reviewing Official during the site development plan review process to a uniform five foot (5') front setback for the entire structure; provided, that the structure provides a textured or varied facade (e.g., multiple setbacks, brickwork and/or ornamentation) and consideration of the pedestrian environment (e.g., extra sidewalk width, canopies, enhanced landscaping).
3. Minimum side yard setbacks for detached dwellings on lots with zero lot line on one side: ten feet (10') on side with side yard. Five feet (5') maintenance/no build easements on lots adjoining the zero lot line shall be required.
4. Use-related provisions are not variable. Use-related provisions that are not eligible for a variance include: building size, units per structure/lot, or densities. Unless bonus size or density provisions are specifically authorized, the modification of building size, units per structure, or densities requires a legislative change in the code provisions and/or a Comprehensive Plan amendment/rezone.
5. In all districts except the "U" and "T," more stories and an additional ten feet (10') in height may be obtained through the provision of additional amenities such as pitched roofs, additional recreation facilities, underground parking, and/or additional landscaped open space areas, as determined through the site development plan review process.
6. In the "F" District, additional height for a residential dwelling structure may be obtained through the site development plan review process depending on the compatibility of the proposed buildings with adjacent existing residential development. In no case shall the height of a residential structure exceed forty five feet (45').
7. In no case shall building height exceed the maximum allowed by the Airport Compatible Land Use Restrictions, for uses located within the Federal Aviation Administration Airport Zones designated under RMC [4-3-020](#).
8. Allowed projection into setbacks:
 - a. Fireplace structures, bay or garden windows, enclosed stair landings, and similar structures as determined by the Zoning Administrator may project twenty four inches (24") into any setback in the R-10, R-14 and RM Zones and may project thirty inches (30") into a street setback in the R-14 Zone, provided, such projections are:
 - (i) Limited to two (2) per facade.
 - (ii) Not wider than ten feet (10').
 - b. Fences, rockeries, and retaining walls with a height of forty eight inches (48") or less may be constructed within any required setback; provided, that they are located outside of the twenty foot (20') clear vision area specified in RMC [4-11-030](#), definition of "clear vision area."
 - c. Uncovered steps and decks not exceeding eighteen inches (18") above the finished grade may project to the property line.
 - d. Steps and decks having no roof covering and being not over forty two inches (42") high may be built within the front yard setback.
 - e. In the R-14 Zone only, uncovered decks eighteen inches (18") or higher above grade at any point along outer edge of structure may project twenty four inches (24") into an interior setback.

- f. Eaves and cornices may project up to twenty four inches (24") into any required setback.
9. A front yard setback of less than twenty feet (20') may be allowed by the Development Services Division if the average front setback of existing primary structures on lots abutting the side yards is less than twenty feet (20'). In such case, the front yard setback shall not be less than the average of the front setback of the abutting primary structures; however, in no case shall a minimum setback of less than twenty feet (20') be allowed for garages which access from the front yard street(s).
10. See RMC [4-3-100](#), Urban Center Design Overlay Regulations.
11. Except animal husbandry related structures.
12. In order to be considered detached, a structure must be sited a minimum of six feet (6') from any residential structure.
13. In the event the applicant shows that minimum density cannot be achieved due to lot configuration, lack of access, or physical constraints, minimum density requirements may be reduced by the Reviewing Official.
- Phasing, shadow platting, or land reserves may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development. Within the Urban Center, surface parking may be considered a land reserve.
14. Adjacent is defined as "lots located across a street, railroad or right-of-way, except limited access roads."
15. Abutting is defined as "lots sharing common property lines."
16. The Reviewing Official may modify this provision, through the site development plan review process, where it is determined that specific portions of the required landscaping strip may be developed and maintained as a usable public open space with an opening directly to a public entrance.
17. The Reviewing Official may permit, through the site development plan review process, the substitution for the fifteen foot (15') wide landscaping strip, of a ten foot (10') wide landscaped setback and a sight-obscuring solid barrier wall (e.g., landscaping or solid fence), in order to provide reasonable access to the property.
- The solid barrier wall shall be designed in accord with the site development plan review section and shall be located a minimum of five feet (5') from abutting property(ies) zoned and or designated for "residential" use. The Reviewing Official may also modify the sight-obscuring landscaping provision, through the site development plan review process, if necessary to provide reasonable access to the property.
- A secured maintenance agreement or easement for the landscape strip is required.
18. The applicant must demonstrate to the Reviewing Official that the proposed development will:
- a. Be developed to standards equivalent to those requirements established in this chapter for yards, land areas, widths, setbacks and frontages, and
 - b. Provide access and infrastructure to serve the development, equivalent to those requirements established in the subdivision regulations.
19. For existing parcels which are a maximum size of one half (1/2) acre, as of the effective date hereof, and which are proposed to be developed with townhouse development, an exemption from lot width or depth requirements may be permitted if the Reviewing Official determines that proposed alternative width standards are consistent with site development plan review section criteria.

20. Setbacks shall be measured consistent with the “yard requirement” in chapter [4-11](#) RMC, except in the case of “shadow lots,” setbacks shall be measured from the “shadow lot lines” in the same manner as a conventionally subdivided lot.
21. “Public Suffix” (P) properties are allowed the following height bonus: Publicly owned structures shall be permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if “pitched roofs,” as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures. In addition, in zones where the maximum permitted building height is less than seventy five feet (75'), the maximum height of a publicly owned structure may be increased as follows, up to a maximum height of seventy five feet (75') to the highest point of the building:
- a. When abutting a public street, one additional foot of height for each additional one and one half feet (1-1/2') of perimeter building setback beyond the minimum street setback required at street level unless such setbacks are otherwise discouraged (e.g., inside the Downtown Core Area in the CD Zone);
 - b. When abutting a common property line, one additional foot of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line; and
 - c. On lots four (4) acres or greater, five (5) additional feet of height for every one percent (1%) reduction below a twenty percent (20%) maximum lot area coverage by buildings for public amenities such as recreational facilities, and/or landscaped open space areas, etc., when these are open and accessible to the public.
22. For self storage uses, rear and side yard setbacks shall comply with the Commercial Arterial Zone (CA) development regulations in RMC [4-2-120A](#), Development Standards for Commercial Zoning Designations.
23. For RM-U properties, perimeter street landscape strips may utilize a mix of hard surfaces, brick, stone, textured/colored concrete, and natural landscape elements, groundcover, shrubs and trees, to provide a transition between the public streetscape and the private development, subject to site plan review, RMC [4-9-200B1](#), and the general and additional review criteria of RMC [4-9-200E1](#) and F1, F2, and F7. In no case shall living plant material comprise less than thirty percent (30%) of the required perimeter landscape strip.
24. Density bonus may allow up to one hundred (100) dwelling units per acre within the RM-U Zone located within the Urban Center Design Overlay and north of South 2nd Street pursuant to requirements in the RMC [4-9-065](#).

[25. Accessory dwelling units shall not be included in density calculations.](#)

[26. The square foot calculation shall not include porches, exterior stairs, or garages.](#)

[27. The lot coverage of accessory dwelling units shall not be calculated towards maximum building/lot coverage.](#)

[25.](#)

(Ord. 4736, 8-24-1998; Ord. 4773, 3-22-1999; Amd. Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4985, 10-14-2002; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004)

4-4-080 PARKING, LOADING AND DRIVEWAY REGULATIONS:**10. Number of Parking Spaces Required:**

a. Interpretation of Standards – Minimum and Maximum Number of Spaces: In determining parking requirements, when a single number of parking spaces is required by this Code, then that number of spaces is to be interpreted as the general number of parking spaces required, representing both the minimum and the maximum number of spaces to be provided for that land use.

When a maximum and a minimum range of required parking is listed in this Code, the developer or occupant is required to provide at least the number of spaces listed as the minimum requirement, and may not provide more than the maximum listed in this Code.

b. Multiple Uses: When a development falls under more than one category, the parking standards for the most specific category shall apply, unless specifically stated otherwise.

c. Alternatives:

i. Joint Parking Agreements: Approved joint use parking agreements and the establishment of a Transportation Management Plan (TMP) may be used as described in subsections E3 and F10c(ii) of this Section to meet a portion of these parking requirements. (Amd. Ord. 4790, 9-13-1999)

ii. Transportation Management Plans: A Transportation Management Plan (TMP) guaranteeing the required reduction in vehicle trips may be substituted in part or in whole for the parking spaces required, subject to the approval of the Planning/Building/Public Works Department.

The developer may seek the assistance of the Planning/Building/Public Works Department in formulating a Transportation Management Plan. The plan must be agreed upon by both the City and the developer through a binding contract with the City of Renton. At a minimum, the Transportation Management Plan will designate the number of trips to be reduced on a daily basis, the means by which the plan is to be accomplished, an evaluation procedure, and a contingency plan if the trip reduction goal cannot be met. If the Transportation Management Plan is unsuccessful, the developer is obligated to immediately provide additional measures at the direction of the Planning/Building/Public Works Department, which may include the requirement to provide full parking as required by City standards.

d. Modification: The Planning/Building/Public Works Department may authorize a modification from either the minimum or maximum parking requirements for a specific development should conditions warrant as described in RMC [4-9-250D2](#). When seeking a modification from the minimum or maximum parking requirements, the developer or building occupant shall provide the Planning/Building/Public Works Department with written justification for the proposed modification.

e. Parking Spaces Required Based on Land Use: Modification of these minimum or maximum standards requires written approval from the Planning/Building/Public Works Department (see RMC [4-9-250](#)). (Ord. 4517, 5-8-1995; Amd. Ord. 4790, 9-13-1999; Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4982, 9-23-2002; Ord. 5030, 11-24-2003; Ord. 5087, 6-28-2004; Ord. 5100, 11-1-2004; Ord. 5286, 5-14-2007; Ord. 5355, 2-25-2008; Ord. 5357, 2-25-2008; Ord. 5369, 4-14-2008; Ord. 5387, 6-9-2008)

USE	NUMBER OF REQUIRED SPACES
	GENERAL:
Mixed occupancies:	The total requirements for off-street parking facilities shall be the

(2 or 3 different uses in the same building or sharing a lot. For 4 or more uses, see "shopping center" requirements)	sum of the requirements for the several uses computed separately, unless the building is classified as a "shopping center" as defined in RMC 4-11-190 .
Uses not specifically identified in this Section:	Planning/Building/Public Works Department staff shall determine which of the below uses is most similar based upon staff experience with various uses and information provided by the applicant. The amount of required parking for uses not listed above shall be the same as for the most similar use listed below.
RESIDENTIAL USES OUTSIDE OF THE CENTER DOWNTOWN ZONE:	
Detached and semi-attached dwellings:	A minimum of 2 per dwelling unit. Tandem parking is allowed. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
<u>Accessory Dwelling Units</u>	<u>One off street parking space per unit. This shall be in addition to the parking required for the primary dwelling.</u>
Manufactured homes within a manufactured home park:	A minimum of 2 per manufactured home site, plus a screened parking area shall be provided for boats, campers, travel trailers and related devices at a ratio of 1 screened space per 10 units. A maximum of 4 vehicles may be parked on a lot, including those vehicles under repair and restoration, unless kept within an enclosed building.
Congregate residence:	1 per sleeping room and 1 for the proprietor, plus 1 additional space for each 4 persons employed on the premises.
Assisted living:	1 space per residential unit of assisted living, plus dedicated parking spaces for facility fleet vehicles.
Attached dwellings in RM-U, RM-T, COR, UC-N1 and UC-N2 Zones:	1.8 per 3 bedroom or larger dwelling unit; 1.6 per 2 bedroom dwelling unit; 1.2 per 1 bedroom or studio dwelling unit. RM-T Zone Exemption: An exemption to the standard parking ratio formula may be granted by the Development Services Director allowing 1 parking space per dwelling unit for developments of less than 5 dwelling units with 2 bedrooms or less per unit provided adequate on-street parking is available in the vicinity of the development.
(Amd. Ord. 5018, 9-22-2003; Ord. 5087, 6-28-2004)	
Attached dwellings within the RM-F Zone:	2 per dwelling unit where tandem spaces are not provided; and/or 2.5 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
(Amd. Ord. 5100, 11-1-2004)	
Attached dwellings within the CV Zone:	1 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed.
Attached dwellings within all other zones:	1.75 per dwelling unit where tandem spaces are not provided; and/or 2.25 per dwelling unit where tandem parking is provided, subject to the criteria found in subsection F8d of this Section.
Attached dwelling for low income or elderly:	1 for each 4 dwelling units.
RESIDENTIAL USES IN THE CENTER DOWNTOWN ZONE:	
Attached dwellings:	1 per unit.
Attached dwellings for low income or elderly:	1 for every 4 dwelling units.
Congregate residences:	1 per 4 sleeping rooms and 1 for the proprietor, plus 1 additional

	space for each 4 persons employed on the premises.
Assisted living:	1 space per residential unit of assisted living, plus dedicated parking spaces for facility fleet vehicles.
Detached dwellings (existing legal):	2 per unit.
(Amd. Ord. 5355, 2-25-2008)	
COMMERCIAL ACTIVITIES OUTSIDE OF THE CENTER DOWNTOWN ZONE AND EXCEPT SHOPPING CENTERS:	
Drive-through retail or drive-through service:	Stacking spaces: The drive-through facility shall be so located that sufficient on-site vehicle stacking space is provided for the handling of motor vehicles using such facility during peak business hours. Typically 5 stacking spaces per window are required unless otherwise determined by the Development Services Director. Stacking spaces cannot obstruct required parking spaces or ingress/egress within the site or extend into the public right-of-way.
Banks:	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area except when part of a shopping center.
Convalescent centers:	1 for every 2 employees plus 1 for every 3 beds.
Day care centers, adult day care (I and II):	1 for each employee and 2 loading spaces within 100 feet of the main entrance for every 25 clients of the program.
Hotels and motels:	1 per guest room plus 2 for every 3 employees.
Bed and breakfast houses:	1 per guest room. The parking space must not be located in any required setback.
Mortuaries or funeral homes:	1 per 100 square feet of floor area of assembly rooms.
Vehicle sales (large and small vehicles) with outdoor retail sales areas:	1 per 5,000 square feet. The sales area is not a parking lot and does not have to comply with dimensional requirements, landscaping or the bulk storage section requirements for setbacks and screening. Any arrangement of motor vehicles is allowed as long as: A minimum 5 foot perimeter landscaping area is provided; They are not displayed in required landscape areas; and Adequate fire access is provided per Fire Department approval.
Vehicle service and repair (large and small vehicles):	0.25 per 100 square feet of net floor area.
Offices, medical and dental:	0.5 per 100 square feet of net floor area.
Offices, general:	A minimum of 3 per 1,000 square feet of net floor area and a maximum of 4.5 parking spaces per 1,000 square feet of net floor area.
Eating and drinking establishments and taverns:	1 per 100 square feet of net floor area.
Eating and drinking establishment combination sit-down/drive-through restaurant:	1 per 75 square feet of net floor area.
Retail sales and big-box retail sales:	A maximum of 0.4 per 100 square feet of net floor area, except big-box retail sales, which is allowed a maximum of 0.5 per 100 square feet of net floor area if shared and/or structured parking is provided.
Services, on-site (except as specified below):	A maximum of 0.4 per 100 square feet of net floor area.
Clothing or shoe repair shops, furniture, appliance, hardware stores, household equipment:	0.2 per 100 square feet of net floor area.

Uncovered commercial area, outdoor nurseries:	0.05 per 100 square feet of retail sales area in addition to any parking requirements for buildings.
Recreational and entertainment uses:	
Outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs:	1 for every 4 fixed seats or 1 per 100 square feet of floor area of main auditorium or of principal place of assembly not containing fixed seats, whichever is greater.
Bowling alleys:	5 per alley.
Dance halls, dance clubs, and skating rinks:	1 per 40 square feet of net floor area.
Golf driving ranges:	1 per driving station.
Marinas:	2 per 3 slips. For private marina associated with a residential complex, then 1 per 3 slips. Also 1 loading area per 25 slips.
Miniature golf courses:	1 per hole.
Other recreational:	1 per occupant based upon 50% of the maximum occupant load as established by the adopted Building and Fire Codes of the City of Renton.
Travel trailers:	1 per trailer site.
COMMERCIAL ACTIVITIES WITHIN THE CENTER DOWNTOWN ZONE:	
Convalescent center, drive-through retail, drive-through service, hotels, mortuaries, indoor sports arenas, auditoriums, movie theaters, entertainment clubs, bowling alleys, dance halls, dance clubs, and other recreational uses:	These uses follow the standards applied outside the Center Downtown Zone.
All commercial uses allowed in the CD Zone except for the uses listed above:	A maximum of 1 space per 1,000 square feet of net floor area, with no minimum requirement.
SHOPPING CENTERS:	
Shopping centers (includes any type of business occupying a shopping center):	A minimum of 0.4 per 100 square feet of net floor area and a maximum of 0.5 per 100 square feet of net floor area. In the UC-N1 and UC-N2 Zones, a maximum of 0.4 per 100 square feet of net floor area is permitted unless structured parking is provided, in which case 0.5 per 100 square feet of net floor area is permitted. Drive-through retail or drive-through service uses must comply with the stacking space provisions listed above.
INDUSTRIAL/STORAGE ACTIVITIES:	
Airplane hangars, tie-down areas:	Parking is not required. Hangar space or tie-down areas are to be utilized for necessary parking. Parking for offices associated with hangars is 1 per 200 square feet.
Manufacturing and fabrication, laboratories, and assembly and/or packaging operations:	A minimum of 0.1 per 100 square feet of net floor area and a maximum of 0.15 spaces per 100 square feet of net floor area (including warehouse space).
Self service storage:	1 per 3,500 square feet of net floor area. Maximum of three moving van/truck spaces in addition to required parking for self service storage uses in the RM-F Zone.
Outdoor storage area:	0.05 per 100 square feet of area.
Warehouses and indoor storage buildings:	1 per 1,500 square feet of net floor area.
PUBLIC/QUASI-PUBLIC ACTIVITIES:	
Religious institutions:	1 for every 5 seats in the main auditorium; however, in no case shall there be less than 10 spaces. For all existing institutions enlarging the seating capacity of their auditoriums, 1 additional parking space

	shall be provided for every 5 additional seats provided by the new construction. For all institutions making structural alterations or additions that do not increase the seating capacity of the auditorium, see "outdoor and indoor sports arenas, auditoriums, stadiums, movie theaters, and entertainment clubs."
Medical institutions:	1 for every 3 beds, plus 1 per staff doctor, plus 1 for every 3 employees.
Cultural facilities:	4 per 100 square feet.
Public post office:	0.3 for every 100 square feet.
Secure community transition facilities:	1 per 3 beds, plus 1 per staff member, plus 1 per employee.
Schools:	
Elementary and junior high:	1 per employee. In addition, if buses for the transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Senior high schools: public, parochial and private:	1 per employee plus 1 space for every 10 students enrolled. In addition, if buses for the private transportation of children are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
Colleges and universities, arts and crafts schools/studios, and trade or vocational schools:	1 per employee plus 1 for every 3 students residing on campus, plus 1 space for every 5 day students not residing on campus. In addition, if buses for transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.
(Amd. Ord. 5030, 11-24-2003; Ord. 5087, 6-28-2004; Ord. 5286, 5-14-2007; Ord. 5355, 2-25-2008; Ord. 5357, 2-25-2008; Ord. 5369, 4-14-2008; Ord. 5387, 6-9-2008)	

LAND USE APPLICATIONS	TYPE OF APPLICATION/PERMIT	SUBMITTAL REQUIREMENTS																																													
		Additional Animals Permit	Annexation (10% Notice of Intent)	Annexation (60% Petition)	Appeal	Business License for Home Occupation1	Comp. Plan Map Amendment/Rezone	Comp. Plan Text Amendment	Conditional Approval Permit for a Nonconforming Structure	Conditional Approval Permit for a Nonconforming Use	Conditional Use Permit (Administrative)	Conditional Use Permit (Hearing Examiner)	Environmental Review	Environmental Review (Nonproject)	Grade and Fill Permit (Special)	Lot Line Adjustment	Master Site Plan (Overall)	Master Site Plan (Individual Phases)	Mobile Home Park, Preliminary	Mobile Home Park, Final	Modification/Alternate Request	Plat, Final	Plat, Preliminary/Binding Site Plan	PUD, Preliminary	PUD, Final	Rebuild Approval Permit for a Nonconforming Structure	Rebuild Approval Permit for a Nonconforming Use	Rezone	Routine Vegetation Management Permit	Shoreline Exemption	Shoreline Substantial Development Permit	Shoreline Conditional Use Permit	Shoreline Variance	Short Plat, Preliminary	Short Plat, Final/Binding Site Plan	Site Plan	Special Permit	Temporary Use Permit	Variance	Waiver	Critical Area Permit						
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Elevations, Grading								4	4	4		4	4			4	4					4	4			4	4	4			4	
Environmental Checklist			13			12	12		12	12	12	12	12		12	12				12			12	12	12	12		12	12			12
Existing Covenants (recorded copy)						5		5	5	5		5	5	5	5				5	5		5	5	5		5	5	5		5	5	
Existing Easements (recorded copy)						5			5	5	5		5	5	5	5				5	5			5		5	5	5	5		5	5
Final Plat Plan																			5													
Flood Hazard Data, if applicable								12	12	12		12		12	12				12	12	12					12	12	12	12		12	12
Floor Plans								5	5	5								5		5	5					5	5	5		5	5	5
Geotechnical Report								5	5	5			5				5		5	5	5					5	5	5		5	5	5
Grading Plan, Conceptual								12 ³	12 ³				12		12				12	12						12	12	12	12		12	12
Grading Plan, Detailed												12																				12
Habitat Data Report								12	12	12		12		12				12		12	12					12	12	12	12		12	12
Hazardous Materials Management Statement																						4										
Inventory of Existing Sites (for wireless communication facilities)								5	5	5																						
Justification for the Comprehensive Plan Amendment and, if applicable, Rezone						12	12																									
Justification for the Conditional Approval Permit (nonconforming structure)								5																								
Justification for the Conditional Approval Permit (nonconforming use)									5																							
Justification for Conditional Permit Request								12	12																							
Justification for the Rebuild Approval Permit (nonconforming structure)																				5												
Justification for the Rebuild Approval Permit (nonconforming use)																					5											
Justification for Rezone																						12										
Justification for Variance Request																														10		
King County Assessor's Map Indicating Site						3																										
Landscape Plan, Conceptual											5		5		5	5				5	5				5	5			5	5		
Landscape Plan, Detailed								5	5	5	5							5			5							5				
Lease Agreement, Draft (for wireless communication facilities)								5	5	5																						
Legal Description		13	13			12	12	5	5	12	12	12		12	5	12		12	12	12	12	5	5	12	1	4	12	12	12	12	12	12
Letter Describing Proposed Home Occupation					1																											
Letter from Property Owner																													5			
Letter to Examiner/Council Stating Reason(s) for Appeal per RMC 4-8-110C3					1																											
Letter Explaining Which Comprehensive Plan Text/Policies Should Be Changed and Why							12																									
Letter of Understanding, Geologic									5	5	5		5		5	5		5	5	5	5						5	5	5	5	5	
List of Affected Property Owners within Annexation Area Boundary		2	2																													
List of Surrounding Property Owners	1	2	2		1	2		2	2	2	2		2		2				2	2		2	2	2			2	2	2	2	2	
Lot Line Adjustment Map													5																			

[illegible]

4-11-010 DEFINITIONS A:

ACCESSORY BUILDING: A subordinate building located upon the same lot occupied by a principal use or building with which it is customarily associated, but clearly incidental to. This definition excludes Accessory Dwelling Units.

4-11-040 DEFINITIONS D:

~~**DWELLING UNIT, ACCESSORY:** An independent subordinate dwelling unit contained within a single family detached dwelling or its accessory detached garage. An accessory dwelling unit houses family members related to the property owner or an employee of the property owner.~~

DWELLING UNIT, ACCESSORY (DETACHED): An independant subordinate dwelling unit independent that is located on the same lot, but subordinate dwelling unit not within a single family dwelling. contained within a single family detached dwelling or its accessory detached garage. An accessory dwelling unit houses family members related to the property owner or an employee of the property owner. This may include units over detached garages.